

Planning & Zoning Commission



July 3, 2018

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

Regular Meeting Agenda
Tuesday, July 3, 2018 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100

Ron Smith..... Chair
Randy Owens..... Vice Chair
Brad Emerson..... Commissioner
Cory Plunk..... Commissioner
Mike McCrossin..... Commissioner
Bryan Rogers..... Commissioner
Jade Duan..... Commissioner

Renaè Ollie..... Planning Director
Jasen Haskins..... Sr. Planner
Kevin Molina..... Planner
Mary Bradley..... Administrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

ELECTION OF CHAIR AND VICE CHAIR

1. Motion to nominate Vice Chair
2. Motion to nominate Chair

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the

Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from June 19, 2018, Regular Meeting.

REGULAR AGENDA

Regular Agenda

Item 1 – Site Plan Good Neighbor Brewery

Consider, and act upon, approval of a Site Plan for Good Neighbor Brewer on Lot 7, Block A of Regency Steel Business Campus, for a brewery use on one lot that measures 0.383 acres, generally located east of Regency Drive and north of Steel Road.

Item 2 – Preliminary Plat Torres Addition

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Torres Addition, creating one lot on 0.331 acres, generally located northwest from the intersection of Alanis Road and Martinez Lane. (2001 Alanis Drive).

Item 3 – Site Plan Tile Gallery

Consider and act upon approval of a Site Plan for Tile Gallery on Lot 1, Block 1 of Torres Addition, for a Tile retail store on one lot that measures 0.331 acres, generally located northwest from the intersection of Alanis Road and Martinez Lane. (2001 Alanis Drive)

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 29th Day of June 2018 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Stephanie Storm, City Secretary

Date Notice Removed

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Wylie Planning and Zoning Commission

Minutes

**Wylie Planning & Zoning Commission
Tuesday June 19, 2018 - 6:00 pm
Wylie Municipal Complex Council Chambers
300 Country Club Road, Building 100**

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:00 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Randy Owens Commissioner Jade Duan, Commissioner Brad Emerson Commissioner Mike McCrossin and Commissioner Bryan Rogers. Commissioner Roger Myers was absent.

Staff present was Jasen Haskins, Sr. Planner, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Rogers gave the Invocation. Vice Chair Owens led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. No one approached the Commissioners, Chair Smith closed the Citizen Participation.

CONSENT ITEMS

Consider and act upon approval of the Minutes from the June 5, 2018, Regular Meeting.

Board Action

A motion was made by Commissioner Emerson and seconded by Commissioner McCrossin to approve the minutes for June 5, 2018, as submitted. Motion carried 6-0.

REGULAR AGENDA

Regular Agenda

Item 1 – Preliminary Plat Inspiration Phase 5B

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Inspiration, Phase 5B consisting of 39.47 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (FM 2514) on Inspiration Blvd.

Staff Presentation

Mr. Haskins stated that the property totals 39.47 acres and will develop 166 residential lots and 6 open space lots. Inspiration is an approximate 700 acre master planned community; special municipal utility district (MUD) located in unincorporated Collin County and the Extraterritorial Jurisdiction of Wylie, St. Paul, and Lucas.

The plat is different than the previous plats considered, and allows the density to increase. The development standards offers option to do Townhomes, and the applicant is proposing single family residential lots. The minimum lot sizes are 3,000 and the density may increase to seven lots per acre, usually it is four per acre. With these revisions, the plat conforms to the standards.

Board Discussion

Ms. Kimberly Cornett, Jacobs Engineering, 1999 Bryan Street, Dallas, stated that the lots will be 50 x 130, with a minimum of 6,500 square feet with an average of 8,150 square feet.

Board Action

A motion was made by Commissioner Rogers and seconded by Commissioner Duan, to recommend approval to the City Council regarding a Preliminary Plat for Inspiration, Phase 5B consisting of 39.47 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (FM 2514) on Inspiration Blvd. Motion carried 6 – 0.

Item 2 — Inspiration Phase 6

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 6 consisting of 21.53 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (FM 2514) on Inspiration Blvd.

Staff Presentation

Mr. Haskins stated that the Final Plat for Phase 6 of Inspiration represents 29 residential lots and 5 open space lots on 21.53 acres. The final plat is notably different than the preliminary plat approved in April 2018.

On Lot 7x Block DD consisted of three lots on the preliminary plat and is now one lot, and lots 32 and 33 in Block L are slightly smaller due to an open space property line adjustment.

Board Action

With no questions for the applicant or staff, a motion was made by Commissioner Duan, and seconded by Vice Chair Owens, to recommend approval to the City Council regarding a Final Plat for Inspiration, Phase 6 consisting of 21.53 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (FM 2514) on Inspiration Blvd. Motion carried 6-0.

Item 3- Site Plan for Albert Retail

Consider, and act upon, a Site Plan for Albert Retail, a commercial development for four tenants on Lot 4RB of Railroad Industrial Park Addition, located at 330 South State Highway 78, northeast of SH 78 and Cooper Drive.

Staff Presentation

Mr. Molina stated that the applicant desires to develop a one story four tenant commercial structure that measures 10,000 square feet on a single lot consisting of 1.57 acres that is zoned Commercial Corridor District.

The site design layout will provide three points of access to the site allowing access through Industrial Court and State Highway 78. The developer has applied for a variance to reduce the required landscaping area from 20% to 15.26%. The Zoning Board of Adjustment did not have a quorum at their meeting on June 18, 2018, therefore a special called meeting will be held.

Staff recommends conditional approval subject to approval for the variance from the Zoning Board of Adjustment.

Board Discussion

Mr. Dwayne Zinn, Cross Engineering, 131 S. Tennessee, McKinney, stated that the property has several constraints that limited the amount of required landscaping. The constraints included the existing driveways that are connected to the property, and constraints from the depth of the property due to railroad to the rear.

Mr. Jim Jamison, 1700 Cedar Springs, Dallas, broker for the property, stated that the applicant has developed about a dozen strip centers all over Texas, including Murphy. One of the proposed tenants for the subject property is a Schlotzsky Eatery, this will be the fourth one in the area.

Mr. Kary Albert, 5622 Arborview Drive, Dallas, stated that he owns about thirty Schlotzsky's. The proposed Schlotzsky Eatery will serve beer and wine and will not be a typical sandwich shop.

Board Action

A motion was made by Commissioner McCrossin and seconded by Vice Chair Owens, to conditional approval for the landscaping variance for the Site Plan for Albert Retail, a commercial development for four tenants on Lot 4RB of Railroad Industrial Park Addition, located at 330 South State Highway 78, northeast of SH 78 and Cooper Drive. Motion carried 6-0.

Chair Smith reminded the Commissioners of the next meeting on July 3, 2018. Vice Chair Owens stated that he will not be in attendance.

ADJOURNMENT

A motion was made by Commissioner Emerson, and seconded by Commissioner Duan to adjourn the meeting at 6:34PM, All Commissioners were in consensus.

Ron Smith, Chair

ATTEST:

Mary Bradley, Administrative Assistant



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	July 03, 2018	Item Number:	1
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Regency Steel Business Campus
Date Prepared:	June 22, 2018	Zoning District:	Planned Development-2010- 11-1-Light Industrial (PD- 2011-10-1-LI)
		Exhibits:	Site Plan, Elevations, Landscape plan

Subject

Consider and act upon approval of a Site Plan for Good Neighbor Brews on Lot 7, Block A of Regency Steel Business Campus, for a brewery on one lot that measures 0.383 acres, generally located east of Regency Drive and north of Steel Road.

Recommendation

Motion to approve a Site Plan Good Neighbor Brews on Lot 7, Block A of Regency Steel Business Campus, for a brewery on one lot that measures 0.383 acres, generally located east of Regency Drive and north of Steel Road.

Discussion

Owner: Good Neighbor Worldwide LLC

Applicant: Better Design Resources

The property owner/applicant is proposing to develop a 4,534 sf brewery on Lot 7, Block A of the Regency Business Campus Addition. The property is zoned under Planned Development 2011-10-1 Light Industrial (PD 2011-10-1-LI) and is 0.383 acres in size. This use is allowed in this planned development with 2,500 sf being classified as restaurant use and 2,010 sf as light assembly & fabrication. 27 parking spaces are required for the restaurant/light assembly & fabrication use.

The Planned development has standards that allows for parking to be based on the total developable area. The total amount of existing parking spaces are 46 spaces. A site plan was approved for Lot 9, Block A of the Regency Business Campus in February of 2018 and will provide 3 additional parking spaces. This development will provide 14 spaces on site with one of those being a handicapped space. The total amount of proposed parking spaces in this planned development with the approval of this site plan will be 63 spaces. Staff has determined that this development is complying with the parking standards of the planned development. 4 lots totaling 1.477 acres will remain undeveloped in the PD. Staff will review any future site plan submittals for the undeveloped lots to ensure that the PD remains at a compliant parking count.

The building is in compliance with the setback requirements of 25' in the front, 10' in the sides and 10' in the rear. The building measures 32' in height and has exterior materials of stone, brick and Hardie board. The site, landscaping and architectural design requirements are in compliance with the Planned Development. Heavy duty concrete currently exist along the fire lanes, while light duty concrete is proposed for the onsite parking and drive aisle.

Staff supports and recommends approval subject to additions and alterations as required by the City Engineering Department.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	RO	06-28-18

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Wylie Planning & Zoning AGENDA REPORT

Meeting Date: July 03, 2018
Department: Planning
Prepared By: Kevin Molina
Date Prepared: June 26, 2018

Item Number: 2
(City Secretary's Use Only)
Subdivision: Torres Addition
Zoning District: Light Industrial
Exhibits: Preliminary Plat

Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Torres Addition, creating one lot on 0.331 acres, generally located northwest from the intersection of Alanis Road and Martinez Lane. (2001 Alanis Drive)

Recommendation

Motion to recommend approval to the City Council regarding a Preliminary Plat for Torres Addition, creating one lot on 0.331 acres, generally located northwest from the intersection of Alanis Road and Martinez Lane. (2001 Alanis Drive)

Discussion

OWNER: Noel Torres

APPLICANT: A&W Surveyors

The property totals 0.331 acres and will create one lot to contain a tile retail and warehouse building that measures 3,573 sf.

A variance was granted on February of 2018 to allow for a rear setback of 5 feet. This preliminary plat complies with those setbacks by showing building setbacks of 5' in the rear and 25' on all other sides.

This development will be providing a visibility easement to ensure that not obstructions are placed in the view of vehicles turning at the intersection of Martinez Lane and Alanis Road. A fire lane will not be provided on-site as there is enough room for a fire hose to reach around the building using the existing Right of Way.

A Site Plan is also on this agenda for consideration.

This Preliminary Plat complies with the applicable technical requirements of the City of Wylie and is recommended for approval subject to additions and/or alterations as required by the City Engineering Department.

This item will be considered by Council on July 24, 2018.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>06/29/18</u>



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	July 03, 2018	Item Number:	3
Department:	Planning		
Prepared By:	Kevin Molina	Subdivision:	Torres Addition
Date Prepared:	June 26, 2018	Zoning District:	Light Industrial
		Exhibits:	Site Plan, Elevations, Landscape plan

Subject

Consider and act upon approval of a Site Plan for Tile Gallery on Lot 1, Block 1 of Torres Addition, for a Tile retail store on one lot that measures 0.331 acres, generally located northwest from the intersection of Alanis Road and Martinez Lane. (2001 Alanis Drive)

Recommendation

Motion to approve a Site Plan for Tile Gallery on Lot 1, Block 1 of Torres Addition, for a Tile retail store on one lot that measures 0.331 acres, generally located northwest from the intersection of Alanis Road and Martinez Lane. (2001 Alanis Drive)

Discussion

Owner: Noel Torres

Applicant: Better Design Resources

The property owner/applicant is proposing to develop a 3,573 sf Tile Gallery retail store on Lot 1, Block 1 of the Torres Addition. The property is zoned in the Light Industrial district and allows for the office showroom/warehouse use.

This development is proposed to provide 6 parking spaces and will have a garage bay door that will be facing away from the right of way located on the north side of the development. Access to the site will be provided through a newly created driveway starting from Martinez Lane. A fire lane will not be provided on-site as there is enough room for a fire hose to reach around the building using the existing Right of Way. This development is also compliant with the landscape standards by providing 3,342 sf. of landscaped area.

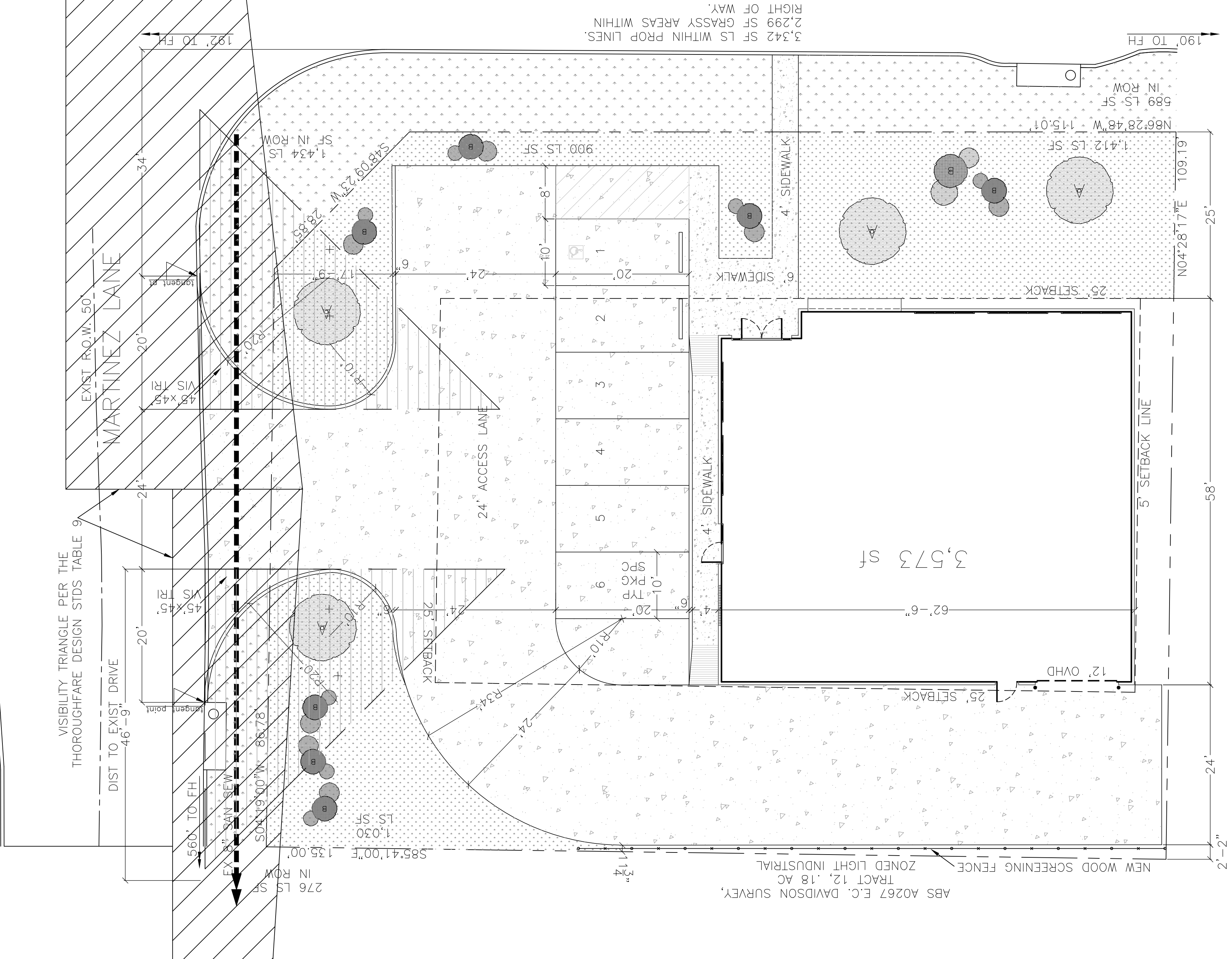
A variance was granted by the Zoning Board of Adjustment on February of 2018 to allow for a rear setback of 5 feet. The building is in compliance with the setback requirements of 25' in the front, 10' in the sides and 5' in the rear. The building measures 25'5" inches in height and has exterior materials of stone and stucco. The site, landscaping and architectural design requirements are in compliance with the zoning ordinance. Signage is shown for reference only and will be approved by separate permit through Building Department and must meet current sign ordinance.

Staff supports and recommends approval subject to additions and alterations as required by the City Engineering Department.

Approved By

	<i>Initial</i>	<i>Date</i>
	RO	06/29/18
Department Director		

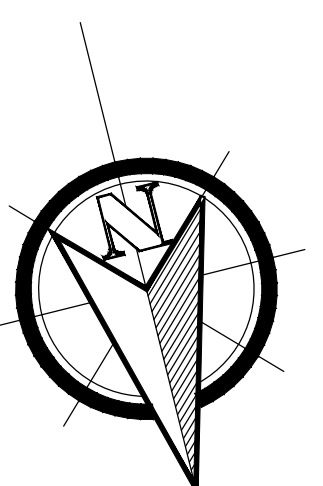
RONALD MARTINEZ ADDITION,
BLOCK A, LOT 1,
ZONED LIGHT INDUSTRIAL



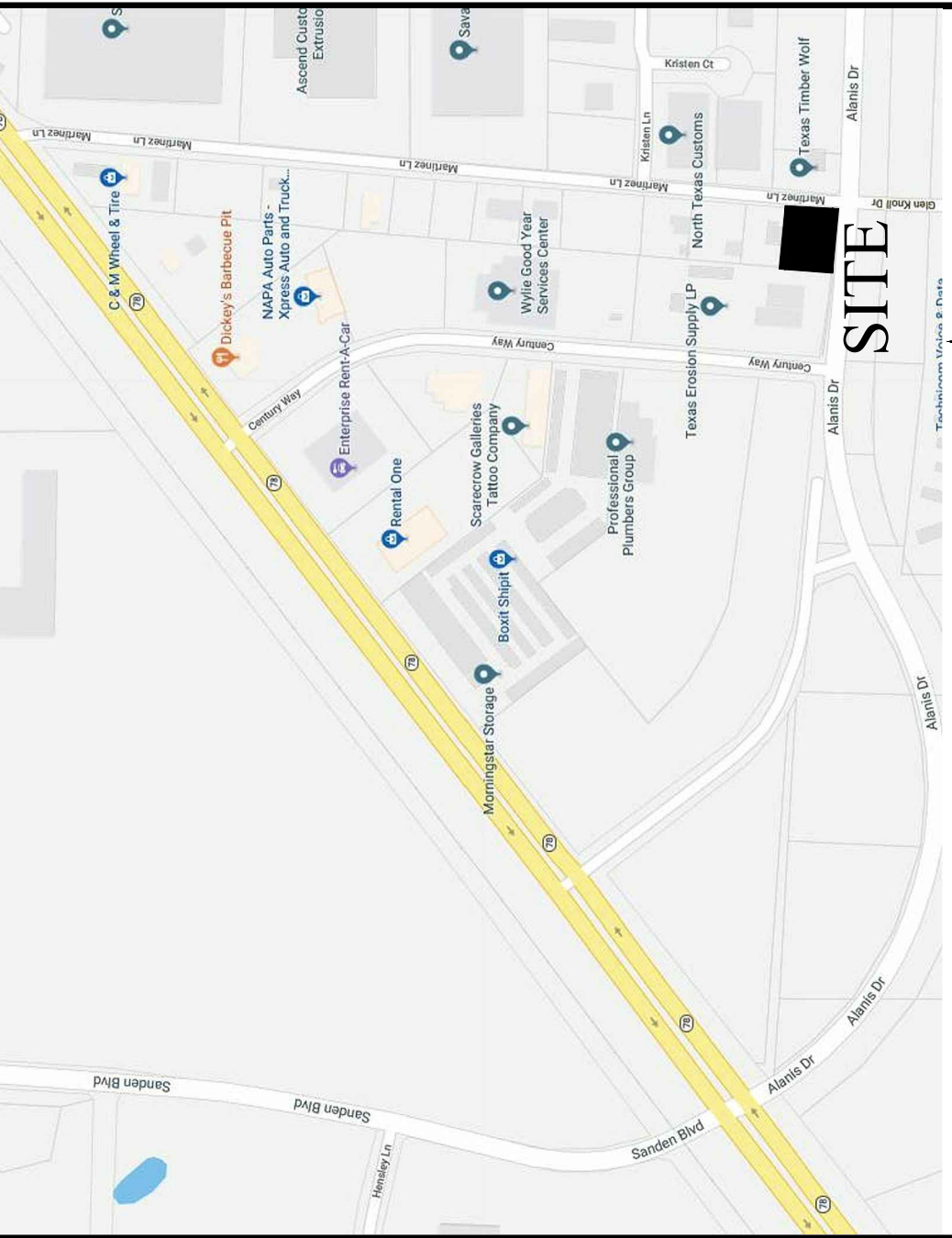
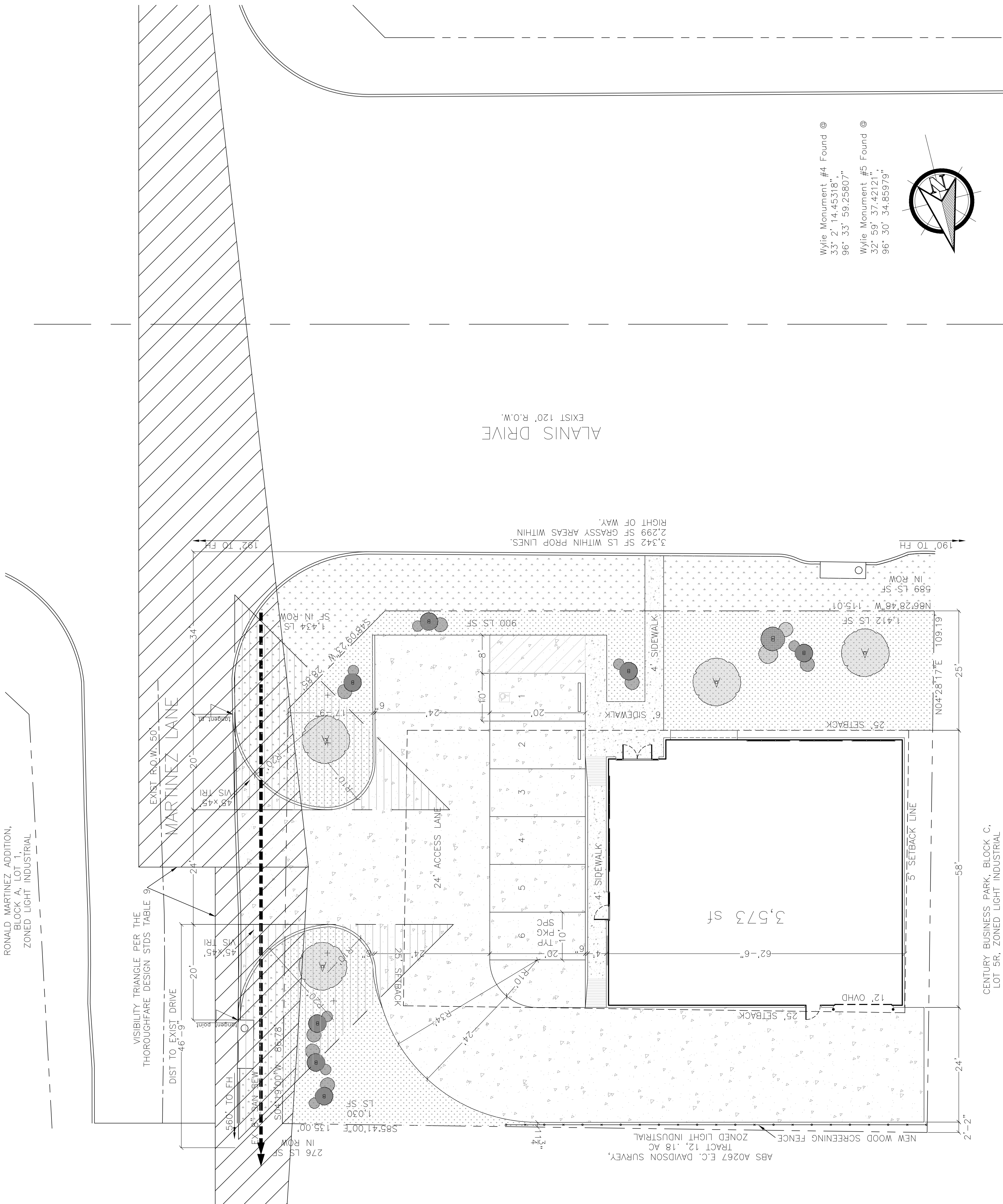
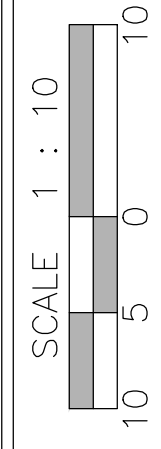
ALANIS DRIVE
EXIST 120' R.O.W.

Wylie Monument #4 Found @
33° 2' 14.45318",
96° 33' 59.25807"

Wylie Monument #5 Found @
32° 59' 37.42121",
96° 30' 34.85979"



SITE & LANDSCAPE PLAN



VICINITY MAP

SCALE = NONE

- DENOTES REQUIRED SHADE TREE
- DENOTES REQUIRED FLOWERING TREES
- DENOTES AREA SERVED BY SUBSURFACE IRRIGATION OR DRIP SYSTEM

GENERAL NOTES:

- CONSTRUCTION SHALL COMPLY WITH:
 - 2015 INTERNATIONAL BUILDING CODE (IBC)
 - 2015 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2015 INTERNATIONAL PLUMBING CODE (IPC)
 - 2015 INTERNATIONAL FIRE CODE (IFC)
 - 2017 NATIONAL ELECTRIC CODE (NEC)
 - 2015 INTL. ENERGY CONSERVATION CODE (IECC)
 - TEXAS ACCESSIBILITY STANDARDS
 - CITY OF WYLIE ORDINANCES AND AMENDMENTS
- DIMENSIONS SHOWN ARE FINISH DIMENSIONS.
- VERTICAL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- ALL TREES TO BE INSTALLED PER IBC 2203.3 & 2109.6.3.1.
- THE MAX VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 24" AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 36". ADDITIONAL TIES SHALL BE INSTALLED AT ALL OPENINGS, SPACED NOT MORE THAN 36" APART AROUND THE PERIMETER AND WITHIN 12 INCHES OF THE OPENING.
- CART STYLE TRASH SERVICE PROVIDED BY CWD WHO HAS CONFIRMED SAID SERVICE IS CURRENTLY PROVIDED TO THE EXISTING COMMERCIAL BUILDING ACROSS THE STREET.

LANDSCAPE NOTES:

- LANDSCAPING REQUIREMENTS: ARTICLE 7, SECT 7.7
- LANDSCAPE TO COMPLY WITH ARTICLE 4, NON RESD DISTRICT
- ALL PLANT MATERIALS SHALL BE NATIVE OR ADAPTED TO TX.
 - ORNAAMENTAL TREES SHALL BE MIN 8"-10" DBH
 - ORNAAMENTAL FLOWERING TREES MIN 8"-10" IN HEIGHT.
 - SHRUB CONTAINERS MIN 5 GAL. 3 GAL IS ACCEPTABLE IF SHRUB HEIGHT IS MIN 3'
 - TOTAL LOT = 33 AC OR 14,375 SF WITH 135' FRONTAGE.
 - LI REQUIRED LANDSCAPING = 10% OR 1,438 SF
 - LANDSCAPING PROVIDED = 3,342 SF
 - REQUIRED TREES: SEE RECOMMENDED SPECIES LIST, ARTICLE 3, PG 37.
 - 1 TREE/30-40 LF FRONTAGE = 4 REQUIRED
 - 1 FLOWERING TREE/20 LF FRONTAGE = 1 REQUIRED
 - PROVIDED: 4 SHADE TREES & 7 FLOWERING TREES

SITE DATA SUMMARY:

SYNOPSIS:
GROUND UP CONSTRUCTION OF A NEW 3,573 SF (footprint) SINGLE-STORY BUILDING ON A 14,045 SF (0.33 AC) LOT LOCATED AT 2001 ALANIS DRIVE, CITY OF WYLIE, COLLIN COUNTY, STATE OF TEXAS 75098.

SITE DESIGN:
BRYAN D. ROGERS, BETTER DESIGN RESOURCES
P.O. BOX 1454, WYLIE, TX 75098
214-773-6460

CIVIL ENGINEERING:
CARTER CLARK, P.E., CLARK ENGINEERING
113 CLAUDE AVE., CLEBURNE, TX 76013
PH: 903-880-1937

REGISTERED PROFESSIONAL LAND SURVEYOR:
AKAM SURVEYORS, INC.
P.O. BOX 870029, MESQUITE, TX 75187
PH: 972-681-4975

ZONED: LI - LIGHT INDUSTRIAL
PROPOSED USE:
OFFICE SHOWROOM/WAREHOUSE

PARKING REQUIREMENTS:
3,573 SF @ 1:750 = 5 (4.76) RECD PARKING SPACES, INCLUDING 1 HC SPACE.

2001 ALANIS DRIVE

LOT 1, BLOCK 1, TORRES ADDITION
OWNER / APPLICANT:
NOEL TORRES, THE TILE GALLERY
115 N. BALLARD ST.
WYLIE, TX 75098
PH: 972-567-6571

SITE DESIGN:
BRYAN ROGERS, BETTER DESIGN RESOURCES LLC
P.O. BOX 1454, WYLIE, TX 75098
PH: 214-773-6460 FAX: 972-429-0224

BETTER DESIGN RESOURCES

CONCEPTUAL • DESIGN • CONST DWG PKGS • CONSTRUCTION MANAGEMENT

214-773-6460 WWW.BetterDesignResources.com

P.O. BOX 1454, WYLIE, TEXAS 75098

2001 ALANIS DRIVE, CITY OF WYLIE, COLLIN COUNTY TEXAS 75098

DRAWING REV:
FOR:
CONSTRUCTION

DRAWN BY:
Bryan D. Rogers

DATE:
06-22-2018

SHEET
C1
OF

